

AGENDA
ZONING REVIEW BOARD
NOVEMBER 3, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

NEW CASES:

Z-05-54-An Ordinance by Councilmember Debi Starnes that properties located at **675 Ponce de Leon Avenue and 641 North Avenue, N.E.**, Land Lots 17 and 18 of the 14th District, Fulton County, be changed from the I-1 (Light Industrial) District to the MRC-3 (Mixed Residential Commercial) District to wit: Depth: 100 Feet. Area: 0.085 Acre. Land Lot 46, 14th District, Fulton County, Georgia.

OWNER: WHEAT STREET CHARITABLE FOUNDATION, INC.

APPLICANT: SAME

NPU-M **APPROVAL**

COUNCIL DISTRICT 2

STAFF RECOMMENDATION CONTINUE TO NOVEMBER 14, 2005

ZRB RECOMMENDATION CONTINUE TO NOVEMBER 14, 2005

U-05-31-An Ordinance granting a Special Use Permit for a Day Care Center (Section 16-05.005 (1) (b) of the Zoning Ordinance of the City of Atlanta, property located at **2700 Butner Road, S.W.**, fronting approximately 282 feet on the southeasterly side of Butner Road. Depth: varies. Area: .37 acres. Land Lot 66, 14th District, Fulton County, Georgia

OWNER: SECOND CHANCE INVESTMENT GROUP

APPLICANT: TAWANA BLAKE

NPU-P **DEFERRAL** COUNCIL DISTRICT 11

STAFF RECOMMENDATION DENIAL

ZRB RECOMMENDATION CONTINUE TO NOVEMBER 14, 2005

Z-05-100-An Ordinance to rezone property from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at, **3111, 3131 and 3151 Forrest Park Road, S.E.**, fronting approximately 125 feet on the west side of Forrest Park Road.

Depth: varies. Area: 15.7 acres. Land Lot 3, 14th District, Fulton County, Georgia.

OWNER: SECOND AVENUE DEVELOPMENT

APPLICANT: GREG V. RAMSEY

NPU-Z **APPROVAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

Z-05-101-An Ordinance to rezone property from the R-4 (Single-family Residential) District to the RG-2 (Residential General-Sector 2) District, property located at, **661, 681, 698 and 704 McWilliams Road S.E. and 2411, 2415 and 2432 Jonesboro Road, S.E.**, fronting approximately 1,060 feet on the south side of McWilliams Road and approximately 430 feet on the west side of Jonesboro Road. Depth: varies. Area: 9.18 acres. Land Lot 28, 14th District, Fulton County, Georgia.

OWNER: AUTACO DEVELOPMENT

APPLICANT: AUTACO DEVELOPMENT

NPU-Z **APPROVAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

Z-05-97-An Ordinance to rezone property from the I-1 (Light Industrial) District and the R-4 (Single-family Residential) District to the O-I (Office-Institutional) District, property located at **228 Margaret Street, S.E. and 1551 Lakewood Avenue, S.E. Tract 1**-fronting approximately 160 feet on the north side of Margaret Street and approximately 266 feet on the east side of Hannah Street. The property is also bordered on the western boundary by an alley for a distance of approximately 266 feet. **Tract 2**-fronting approximately 60 feet on the west side of Lakewood Avenue and 175 feet on the north side of Margaret Street. Tract 2 is located at the northwest corner of the intersection of Lakewood Avenue and Margaret Street. Depth: varies. Area: 1.30 acres. Land Lot 57, 14th District Fulton County, Georgia.

OWNER: EDGAR MILLER

APPLICANT: RON CLARK

NPU-Y **APPROVAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION DENIAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

DEFERRED CASES:

Z-04-51-An Ordinance by Zoning Committee to rezone from the I-1 (Light Industrial) District and C-4-C (Central Area Commercial Residential) District to the PD-MU (Planned Development-Mixed Use) District, property located at **166 16th Street, N.W.**, fronting 136.90 feet on the south side of 16th Street beginning at the southeast corner of Fowler Street. Depth: approximately 361 Feet. Area: 1.307 Acres. Land Lot 108, 17th District, Fulton County, Georgia.

OWNER: MADISON MIDTOWN, LLC

APPLICANT: J. CHARLES HENDON

BY: CARL E. WESTMORELAND, JR., ATTORNEY

NPU-E **DEFERRAL** COUNCIL DISTRICT 2

STAFF RECOMMENDATION DENIAL

ZRB RECOMMENDATION 180 DAYS DEFERRAL-MAY 2006

Z-05-56-An Ordinance by Councilmember Ivory Lee Young, Jr. to amend various sections of the Zoning Code of the City of Atlanta, for the purpose of clarifying and/or defining certain terms related to Supportive Housing; to provide how applications for such uses are to be processed; defining the term Community Center and removing certain redundant terms related to such use; redefining the conditions under which dormitories, Sorority Houses and Fraternity Houses are permitted; deleting rooming houses and boarding houses as permitted uses in certain districts; and for other purposes.

BY: COUNCILMEMBER IVORY LEE YOUNG, JR.

STAFF RECOMMENDATION APPROVAL

ZRB RECOMMENDATION CONTINUE TO NOVEMBER 14, 2005

Z-05-71- An Ordinance to rezone property from the C-1-C (Community Business Conditional) District to the MR-4A (Multi-family Residential, eight story multi-family dwellings) District. Property located at **810 Marcus Street, S.E.** fronting approximately 191.77 feet on the north side of Marcus Street and approximately 148 feet east of the intersection of Pearl Street and Marcus Street. Depth: varies. Area: 1.23 acres. Land Lot 20, 14th District, Fulton County, Georgia.

OWNER: REYNOLDSTOWN REVITALIZATION CORPORATION

APPLICANT: REYNOLDSTOWN REVITALIZATION CORPORATION

NPU-N **DEFERRAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION APPROVAL

ZRB RECOMMENDATION 60 DAY DEFERRAL-JANUARY 2006

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

U-05-23- An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-07.005 (1) (g)), property located at **1043 Sims Avenue, N.W.** fronting approximately 115 feet on the northeasterly side of Sims Avenue and 168 feet on the west side of Margaret Place. Depth: varies. Area: approximately .17 acres. Land Lot 226, 17th District, Fulton County, Georgia.

OWNER: ZEBULON O. SUMLIN

APPLICANT: KARENA WILLIAMS

NPU-J **DEFERRAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION FILE

Z-05-16- An Ordinance to rezone from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2217 Browns Mill Road and 406 E. Rhinehill Road, S. E.**, Property fronting approximately 163 feet on the west side of Browns Mill Road and approximately 173 feet on the north side of East Rhinehill Road. Depth: varies. Area: 7.10 acres. Land Lot 38, 14th District, Fulton County, Georgia.

OWNER: DAMON BOSWELL

APPLICANT: CROWN AMBASSADOR PROPERTIES, LLC

NPU-Z **DEFERRAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION CONTINUE TO NOVEMBER 10, 2005

Z-05-87- An Ordinance to amend Ordinance 02-O-0064 which rezoned property located at **4401 Northside Parkway, N.W.** to O-I-C (Office-Institutional-Conditional) District for the purposes of a site plan amendment. Property fronts approximately 1215 feet on the east side of Northside Parkway. Depth: varies. Area: 85.22 acres. Land Lots 214, 215 and 236, 17th District. Fulton County, Georgia.

OWNER: POST PROPERTIES HOME, L.P.

APPLICANT POST PROPERTIES INC. c/o Smith, Gambrell and Russell, LLP

BY: AMIT BOSE

NPU-A **APPROVAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION CONTINUANCE

ZRB RECOMMENDATION CONTINUE TO NOVEMBER 14, 2005

END OF AGENDA